111.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,000 / 849,000
					USE VALUE:	849,000 / 849,000
					ASSESSED:	849,000 / 849,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ KAREN M
Owner 2:	WELLNITZ ANDREW B
Owner 3:	
Street 1:	30 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YUNIS MARIA T -
Owner 2:	-
Street 1:	30 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	412,200		436,800	849,000
Total Card	0.156	412,200		436,800	849,000
Total Parcel	0.156	412,200		436,800	849,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.36 /Parcel: 343.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70746

GIS Ref

GIS Ref

Insp Date 11/12/18

!8644!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,200	0	6,800.	436,800	849,000		Year end	12/23/2021
2021	101	FV	400,100	0	6,800.	436,800	836,900		Year End Roll	12/10/2020
2020	101	FV	400,100	0	6,800.	436,800	836,900	836,900	Year End Roll	12/18/2019
2019	101	FV	299,200	0	6,800.	430,600	729,800	729,800	Year End Roll	1/3/2019
2018	101	FV	299,200	0	6,800.	330,700	629,900	629,900	Year End Roll	12/20/2017
2017	101	FV	299,200	0	6,800.	312,000	611,200	611,200	Year End Roll	1/3/2017
2016	101	FV	299,200	0	6,800.	287,000	586,200	586,200	Year End	1/4/2016
2015	101	FV	292,000	0	6,800.	268,300	560,300	560,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:40:10

LAST REV

Date	Time
09/05/19	14:48:50
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YUNIS MARIA T,	54292-140		2/12/2010		538,000	No	No		
FOLEY GERALD/ET	48689-442		12/19/2006	Family	1	No	No		
BATTITE ROBERT	25521-179		7/28/1995		227,125	No	No		Y

USER DEFINED

Prior Id # 1:	70746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1211	Redo Bas	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
2/27/2009	Measured	189	PATRIOT
5/24/2004	External Ins	BR	B Rossignol
4/19/2000	Inspected	264	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	6									436,801						436,800	

Total AC/HA:	0.15611	Total SF/SM:	6800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,801	Spl Credit		Total:	436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25623560
Const Adj.:	0.99989998
Adj $ / SQ:	169.575
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506375
Depreciation:	94186
Depreciated Total:	412189

COMMENTS

OF=TOILET FFL AND BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

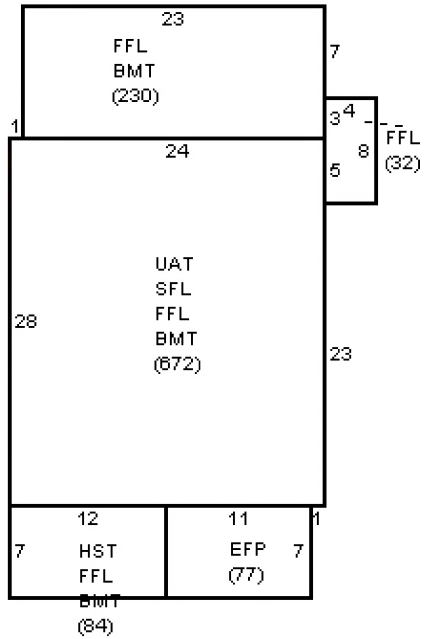
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.57
Special Features:	0	Val/Su Net:	139.12
Final Total:	412200	Val/Su SzAd	237.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	169.570	172,627
BMT	Basement	986	93.610	92,295
SFL	Second Floor	672	169.570	113,954
UAT	Upper Attic	168	86.650	14,558
EFP	Enclos Porch	77	62.580	4,818
HST	Half Story	42	169.570	7,122
	Net Sketched Area:	2,963	Total:	405,374
Size Ad	1732	Gross Area	3509	FinArea 2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	
UAT	100	FLA	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: